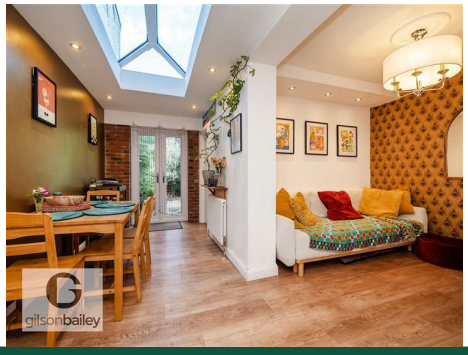








32 Magdalen Road I I Norwich I NR3 4AF

Guide Price £300,000

GUIDE PRICE £300,000 - £325,000 STUNNING EXTENDED BAY FRONTED HALL ENTRANCE TERRACE Gilson Bailey are delighted to offer this beautifully presented and extended, two bedroom bay-fronted, hall entrance mid-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich, just a short walk from the City Centre. Combining a wealth of charming original features with stylish modern touches, this attractive home offers spacious and well-balanced accommodation perfectly suited to contemporary living. The ground floor comprises a welcoming entrance hall leading into a lovely bay-fronted lounge, providing a comfortable and inviting space to relax, alongside a superb open-plan kitchen/dining room, creating a fantastic sociable heart to the home with plenty of room for cooking, dining and entertaining. Completing the ground floor is a modern fitted shower room, while upstairs there are two generously proportioned bedrooms and a family bathroom off landing, providing an excellent layout with the added convenience of two bath/shower rooms. Outside, the property features a small front garden with a pleasant seating area, while to the rear is a private, non-bisected garden with gated rear access, offering a wonderful space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining character, modern comfort, extended living space and a desirable NR3 location within easy reach of Norwich City Centre, this delightful property is likely to appeal to a wide array of buyers, so be quick to book a viewing.

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Location
Magdalen Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen and stairs to first floor.

Lounge 13'11" x 11'4"
Double glazed windows, radiator.

Kitchen 11'10" x 9'2"
Fitted wall and base units with worktops over, sink and drainer, Range cooker, integrated fridge/freezer and washing machine, radiator.

Dining Room 14'9" x 13'10"
Patio doors, radiator, roof skylight.

Shower Room 8'4" x 4'11"
Shower cubicle, low level WC, hand wash basin, radiator, space for washing machine and tumble dryer.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 13'7" x 11'8"
Two double glazed windows, radiator, built in wardrobes, cast iron fireplace.

Bedroom Two 11'11" x 9'3"
Double glazed window, radiator, cast iron fireplace.

Bathroom 7'11" x 7'10"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Paved and shingled garden enclosed by fencing with path to front door.

Outside Rear
Non-bisected paved and shingled garden, mature plant and shrubs, seating area, enclosed by timber fencing with rear gate access.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Fibre to the property,
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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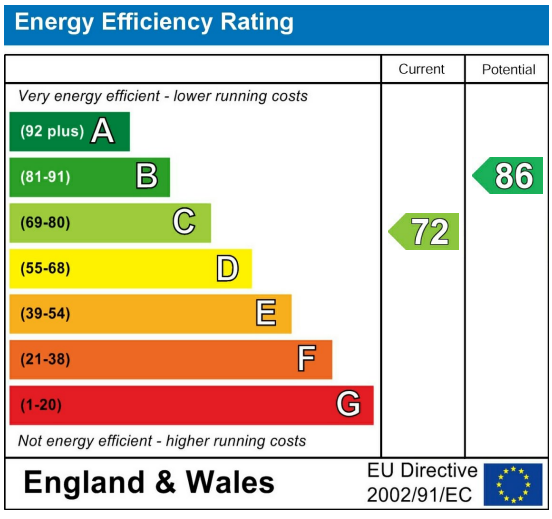












Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.